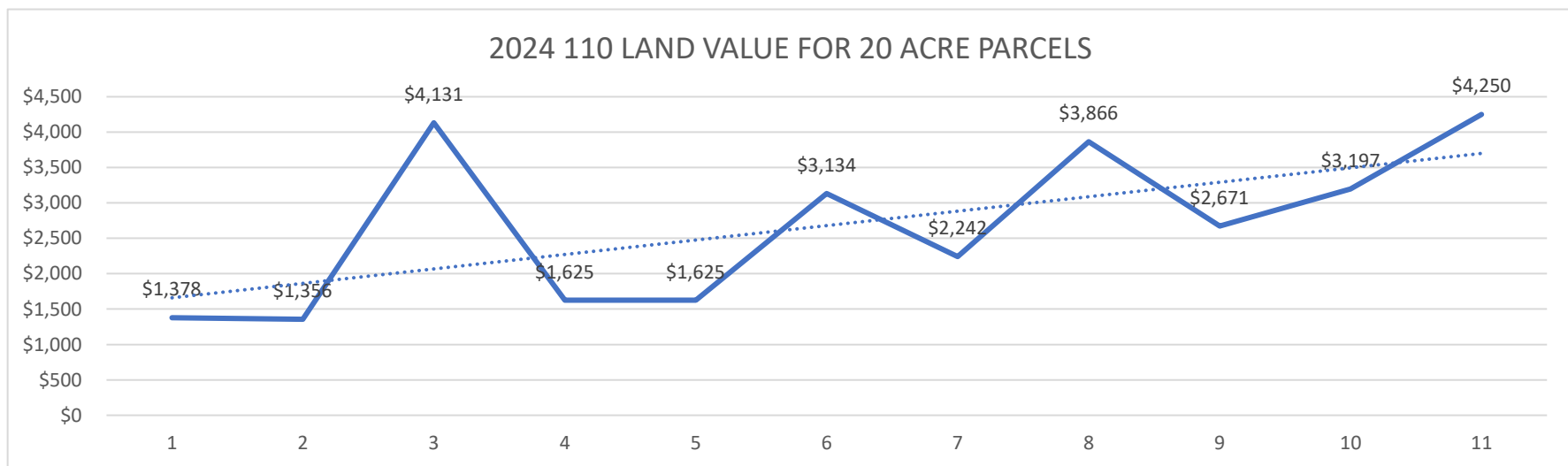


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
111-015-200-010-00	N M-65	09/10/21	\$27,133	WD	03-ARM'S LENGTH	\$27,133
111-029-100-020-35	4390 HUNTER'S TRL	07/27/21	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000
113-017-200-020-00		04/29/22	\$105,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$105,000
113-020-200-005-03		04/11/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500
113-020-200-005-05		01/07/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500
113-022-100-225-00	3920 BEAVER RUN	05/04/21	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000
113-031-300-001-00	M-65 & M-72	07/07/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000
113-033-100-043-44	4800 TIMBERLINE TRL	10/24/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000
113-036-300-005-01	1038 N RAYMOND RD	06/10/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000
071-007-300-020-01	E KIRCHE IN THE WOODS DR	10/07/22	\$64,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$64,000
071-030-400-035-00	271 E RITCHIE RD	09/30/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000
Totals:			\$805,133			\$805,133

<i>Column1</i>	
Mean	2679.565279
Standard Error	334.611886
Median	2671.312427
Mode	1625
Standard Deviation	1109.782076
Sample Variance	1231616.257
Kurtosis	-1.620633652
Skewness	0.168051472
Range	2894.1
Minimum	1355.9
Maximum	4250
Sum	29475.21806
Count	11

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$0	0.00	\$50,206	\$27,133	\$0	\$50,206	0.0	0.0	19.69
\$53,500	82.31	\$117,882	\$27,118	\$37,882	\$80,000	0.0	0.0	20.00
\$27,500	26.19	\$64,589	\$95,761	\$9,239	\$55,350	0.0	0.0	23.18
\$21,000	64.62	\$50,500	\$32,500	\$0	\$50,500	0.0	0.0	20.00
\$0	0.00	\$50,500	\$32,500	\$0	\$50,500	0.0	0.0	20.00
\$76,200	41.19	\$193,294	\$62,748	\$122,252	\$71,042	0.0	0.0	20.02
\$21,300	47.33	\$50,607	\$45,000	\$0	\$50,607	0.0	0.0	20.07
\$28,900	30.42	\$68,142	\$77,389	\$17,611	\$50,531	0.0	0.0	20.02
\$25,100	36.38	\$58,934	\$69,000	\$0	\$58,934	0.0	0.0	25.83
\$34,200	53.44	\$74,036	\$64,000	\$0	\$74,036	0.0	0.0	20.02
\$24,600	28.94	\$49,444	\$85,000	\$0	\$47,000	0.0	0.0	20.00
\$312,300		\$828,134	\$618,149		\$638,706	0.0		228.83
Sale. Ratio =>	38.79			Average				Average
Std. Dev. =>	24.84			per FF=>	#DIV/0!			per Net Acre=>

USE \$2700/ ACRE
USE \$2484/ ACRE



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
19.69	#DIV/0!	\$1,378	\$0.03	0.00	401	2.021E+11
5.00	#DIV/0!	\$1,356	\$0.03	0.00	401	2.021E+11
23.18	#DIV/0!	\$4,131	\$0.09	0.00	401	2.022E+11
20.00	#DIV/0!	\$1,625	\$0.04	0.00	401	2.022E+11
20.00	#DIV/0!	\$1,625	\$0.04	0.00	401	2.022E+11
10.01	#DIV/0!	\$3,134	\$0.07	0.00	401	2.021E+11
20.07	#DIV/0!	\$2,242	\$0.05	0.00	401	2.021E+11
20.02	#DIV/0!	\$3,866	\$0.09	0.00	401MH	2.022E+11
25.83	#DIV/0!	\$2,671	\$0.06	0.00	401	2.022E+11
10.01	#DIV/0!	\$3,197	\$0.07	0.00	401	2.022E+11
20.00	#DIV/0!	\$4,250	\$0.10	0.00	401	2.022E+11

193.81						
		Average				
2,701.35		per SqFt=>	\$0.06			

FOR 401
FOR 101

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
111-029-100-005-35, 111-029-100-005-45, 111-029-100-020-40	RESIDENTIAL 401	0	0	9/9/2020		402
	RESIDENTIAL 401	0	0	11/2/2015		401
	RESIDENTIAL 401	0	0	9/5/2016		402
113-022-100-224-00	RESIDENTIAL 401	0	0	9/5/2016		402
	RESIDENTIAL 401	0	0	9/12/2016		401
	RESIDENTIAL 401	0	0	9/7/2016		402
	RESIDENTIAL 401	1	0	10/7/2015		401
071-007-300-020-02	RESIDENTIAL 401	1	1	9/7/2016		402
	RESIDENTIAL 401	0	0	NOT INSPECTED		402
	RESIDENTIAL 401	0	0	12/24/2015		402



Rate Group 1 Rate Group 2 Rate Group 3

